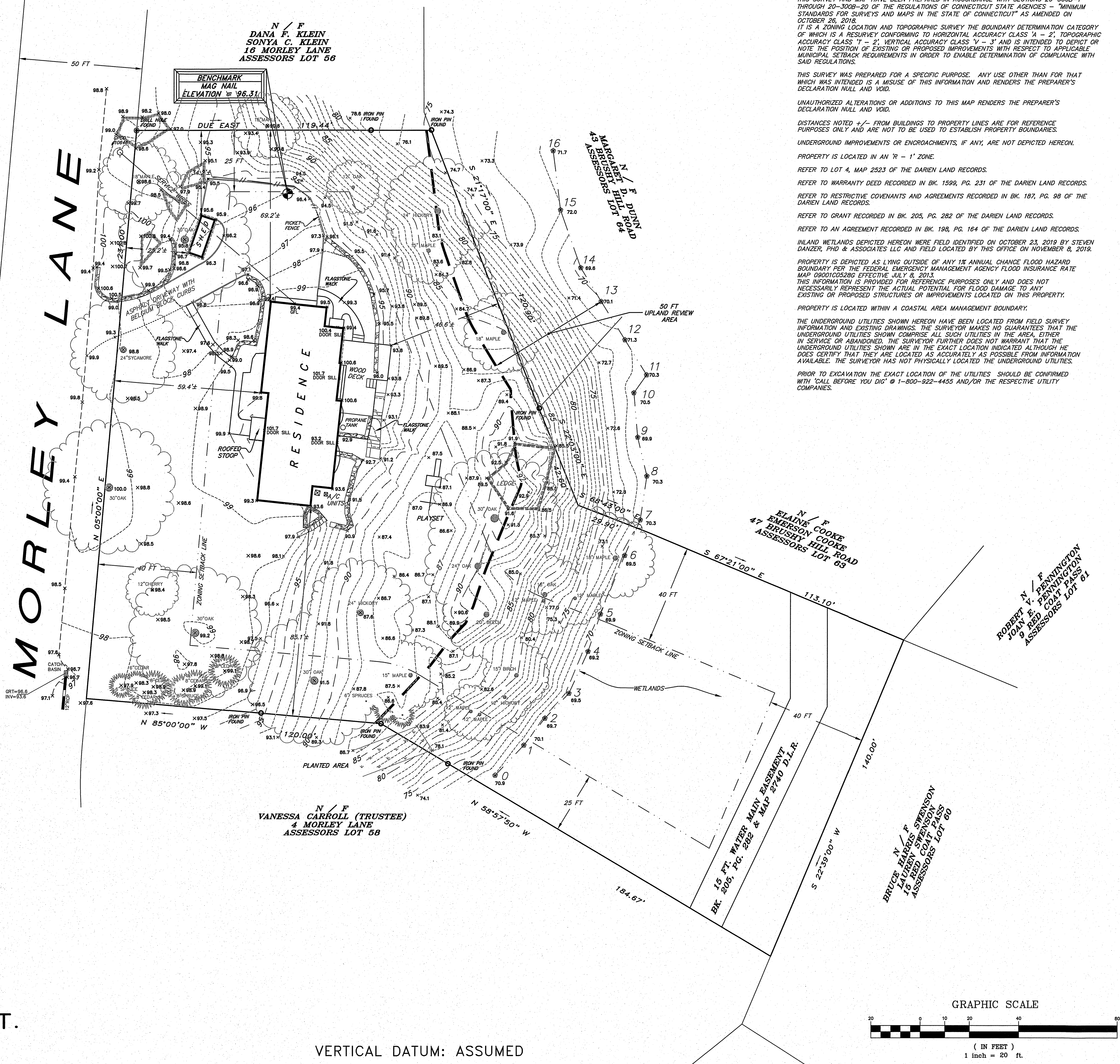


ZONING CHART R - 1 ZONE			
ZONING ELEMENT	MIN/MAX	EXISTING	PROPOSED
LOT AREA	1.0000 ACRES	1.3263± ACRES 57,774± SQ. FT.	
MIN. WIDTH	150 FEET	VARIES	
MIN. FRONTAGE	50 FEET	231.00 FEET	
MIN. DEPTH	150 FEET	>150 FEET	
MIN. FRONT YARD	40 FEET	59.4± FEET	
MIN. SIDE YARD (LEAST ONE)	25 FEET	69.2± FEET	
MIN. SIDE YARD (TOTAL OF TWO)	50 FEET	154.3± FEET	
MIN. REAR YARD	40 FEET	46.6± FEET	
MAX. BUILDING HEIGHT (STORIES)	2-1/2 STORIES	NOT MEASURED	
MAX. BUILDING HEIGHT (FEET)	30 FEET	23.4± FEET	
MAX. BUILDING COVERAGE	20 PERCENT	5.3± PERCENT 11,554 SQ. FT.	

AVERAGE GRADE AT EXISTING BUILDING = 97.5
PEAK = 123.5
EAVE = 118.3
MEAN = 120.9



WILLIAM W. SEYMOUR & ASSOCIATES, P.C.
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170 NOROTON AVENUE ~ 203-655-3331 ~ DARIEN, CONN.
WWW.WWS-LS.COM ~ INFO@WWS-LS.COM

ZONING LOCATION & TOPOGRAPHIC SURVEY
40 MORLEY LANE
PREPARED FOR
DONATO R. PACIONE
CHRISTINA T. PACIONE
DARIEN, CONNECTICUT

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

JEFFREY M. MABOUGAL
CT PLS #70090

SCALE:
1" = 20'

DATE:
11/8/2019

DRAWN BY:
GK

CHECKED BY:

DWG. No: 19-14317